

011.0

0004

0018.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

819,700 / 819,700

USE VALUE:

819,700 / 819,700

ASSESSED:

819,700 / 819,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		LOMBARD TERR, ARLINGTON

OWNERSHIP

Owner 1:	BLANDY CHARLES E	Unit #:	2
Owner 2:	MCKELVEY JANET L		
Owner 3:			

Street 1: 58 LOMBARD TERRACE #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	RIVERA VICTOR M-ETAL -
Owner 2:	BERGAN LAURA W -

Street 1: 58 LOMBARD TERRACE #2

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Stucco Exterior and 1840 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	819,700			819,700		194054
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

PREVIOUS ASSESSMENT								Parcel ID	011.0-0004-0018.B		!1013!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2020	102	FV	807,000	0	.	.	807,000	807,000	Year End Roll	12/18/2019	Date	
2019	102	FV	711,600	0	.	.	711,600	711,600	Year End Roll	1/3/2019	Time	
2018	102	FV	627,900	0	.	.	627,900	627,900	Year End Roll	12/20/2017	12/10/20	
2017	102	FV	571,200	0	.	.	571,200	571,200	Year End Roll	1/3/2017	16:41:44	
2016	102	FV	571,200	0	.	.	571,200	571,200	Year End	1/4/2016	Prior Id # 1:	
2015	102	FV	526,900	0	.	.	526,900	526,900	Year End Roll	12/11/2014	Prior Id # 2:	
2014	102	FV	502,300	0	.	.	502,300	502,300	Year End Roll	12/16/2013	Prior Id # 3:	
2013	102	FV	502,300	0	.	.	502,300	502,300		12/13/2012	danam	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	
RIVERA VICTOR M	54926-402		6/30/2010		525,000	No	No			1013	
TINSLEY SAMUEL	23230-598		5/26/1993		170,000	No	No	Y		ASR Map:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/17/2004	555	Redo Kit	27,288						7/26/2018	Measured	DGM	D Mann
4/12/1998	386	Wood Dec	1,000					ADD 9X6 WDK	3/30/2005	Info Fm Prmt	BR	B Rossignol
									5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good	CONDO CONVERSION 5/92 Building Number 1.																			
Sty Ht: 2H - 2 & 1/2 Sty		A Bath:	Rating:																				
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																				
Foundation: 2 - Conc. Block		A 3QBth:	Rating:																				
Frame: 1 - Wood		1/2 Bath:	Rating:																				
Prime Wall: 6 - Stucco		A HBth:	Rating:																				
Sec Wall: 1 - Wood Shingl	5%	OthrFix:	Rating:																				
Roof Struct: 2 - Hip		OTHER FEATURES				RESIDENTIAL GRID																	
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1																			
Color: BEIGE		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L								
View / Desir: N - NONE		Frl:	Rating:	Other																			
GENERAL INFORMATION				WSFlue:	Rating:	Upper																	
Grade: C+ - Average (+)		CONDOS INFORMATION				Lvl 2																	
Year Blt: 1915	Eff Yr Blt:	Location:	Lvl 1																				
Alt LUC:	Alt %:	Total Units:	Lower																				
Jurisdict: G6	Fact: .	Floor: 2 - 2nd Floor	Totals				RMs: 7	BRs: 4	Baths: 1	HB													
Const Mod:		% Own: 50.000000000																					
Lump Sum Adj:		Name: 81 - 7039																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD		Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL															
Prim Int Wall: 2 - Plaster		Functional:	%	Interior:	1	7	4	2															
Sec Int Wall:	%	Economic:	%	Additions:																			
Partition: T - Typical		Special:	%	Kitchen: 2004																			
Prim Floors: 3 - Hardwood		Override:	%	Baths:																			
Sec Floors:	%	Total: 10.8 %		Plumbing:																			
Bsmnt Flr: 12 - Concrete				Electric:																			
Subfloor:				Heating:																			
Bsmnt Gar:				General:																			
Electric: 3 - Typical				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Insulation: 2 - Typical				Basic \$ / SQ: 295.00	Rate	Parcel ID	Typ	Date	Sale Price				Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Int vs Ext: S				Size Adj.: 1.22065210									GLA	Gross Liv Ar	1,840	360.020	662,438						
Heat Fuel: 1 - Oil				Const Adj.: 0.99980003																			
Heat Type: 3 - Forced H/W				Adj \$ / SQ: 360.020																			
# Heat Sys: 1				Other Features: 64000																			
% Heated: 100				Grade Factor: 1.10																			
Solar HW: NO				NBHD Inf: 1.14999998																			
% Com Wall:	% Sprinkled:			NBHD Mod:																			
				WtAv\$/SQ:		AvRate:		Ind.Val:															
				Adj Total: 918943		Juris. Factor: 1.00		Before Depr: 455.43															
				Depreciation: 99246		Special Features: 0		Val/Su Net: 445.49															
				Depreciated Total: 819698		Final Total: 819700		Val/Su SzAd: 445.49															
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID				011.0-0004-0018.B				IMAGE				AssessPro Patriot Properties, Inc							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:					Total Special Features:								Total:									